

SOILBUILD BUSINESS SPACE REIT

(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 13 December 2012 (as amended and restated))

Managed by SB REIT Management Pte. Ltd.
(Company Registration No. 201224644N)

PROXY FORM A (EGM)

NOTE:

This Proxy Form A (EGM) is available on the website of the SGX-ST at www.sgx.com/securities/company-announcements and on the website of Soilbuild Business Space REIT ("SB REIT") at <https://soilbuildreit.listedcompany.com/misc/proxy-form.pdf>. Printed copies of this Proxy Form A (EGM) have also been despatched to SB Unitholders.

PERSONAL DATA PRIVACY

By submitting an instrument appointing the Chairman of the Extraordinary General Meeting as proxy, the SB Unitholder accepts and agrees to the personal data privacy terms set out in the Notice of Extraordinary General Meeting dated 17 February 2021.

IMPORTANT

1. The Extraordinary General Meeting is being convened, and will be held, by way of electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020.
2. Alternative arrangements relating to attendance at the Extraordinary General Meeting via electronic means (including arrangements by which the meeting can be electronically accessed via "live" audio-and-video webcast or "live" audio-only stream), submission of questions to the Chairman of the Extraordinary General Meeting in advance of the Extraordinary General Meeting, addressing of substantial and relevant questions either before or at the Extraordinary General Meeting, and voting by appointing the Chairman of the Extraordinary General Meeting as proxy at the Extraordinary General Meeting, are set out in the Notice of Extraordinary General Meeting.
3. **Due to the current COVID-19 situation in Singapore, SB Unitholders and persons (including CPFIS Investors and SRS Investors) who hold units in SB REIT ("SB Units") through a relevant intermediary will not be able to attend the Extraordinary General Meeting in person. If a SB Unitholder (whether individual or corporate) wishes to exercise his/her/its voting rights at the Extraordinary General Meeting, he/she/it must appoint the Chairman of the Extraordinary General Meeting as his/her/its proxy to attend, speak and vote on his/her/its behalf at the Extraordinary General Meeting.**
4. This Proxy Form A (EGM) is not valid for use by persons (including CPFIS Investors and SRS Investors) holding SB Units through relevant intermediaries and shall be ineffective for all intents and purposes if used or purported to be used by them. If a CPFIS Investor or SRS Investor wishes to appoint the Chairman of the Extraordinary General Meeting as proxy, he/she should approach his/her respective CPF Agent Banks or SRS Agent Banks to submit his/her votes by 5.00 p.m. on Tuesday, 2 March 2021, being seven (7) Business Days before the date of the Extraordinary General Meeting. Persons holding SB Units through relevant intermediaries (other than CPFIS Investors and SRS Investors) and who wish to participate in the Extraordinary General Meeting should contact the relevant intermediary through which they hold such SB Units **as soon as possible** in order to make the necessary arrangements for them to participate in the Extraordinary General Meeting.
5. All capitalised terms used in this Proxy Form A (EGM) which are not otherwise defined herein shall bear the same meanings ascribed to them in the scheme document dated 17 February 2021 issued by the SB Manager to SB Unitholders.
6. **Please read the notes overleaf which contain instructions on, *inter alia*, the appointment of the Chairman of the Extraordinary General Meeting as a SB Unitholder's proxy to attend, speak and vote on his/her/its behalf at the Extraordinary General Meeting.**

I/We _____ (Name(s)),

_____ (NRIC/Passport/Company Registration Number) of

_____ (Address)

being a unitholder/unitholders of SB REIT ("**SB Unitholder**" or "**SB Unitholders**"), hereby appoint the Chairman of the Extraordinary General Meeting as my/our proxy to attend and vote for me/us and on my/our behalf at the Extraordinary General Meeting to be convened and held by way of electronic means on Thursday, 11 March 2021 at 2.00 p.m. (Singapore time) and at any adjournment thereof.

I/We direct the Chairman of the Extraordinary General Meeting to vote for or against, or to abstain from voting on, the resolutions to be proposed at the Extraordinary General Meeting as indicated hereunder.

No.	Resolutions:	For*	Against*	Abstain*
1.	To approve the SB Trust Deed Amendments (Extraordinary Resolution)			
2.	To approve the Australian Asset Disposal (Ordinary Resolution)			

* *Voting will be conducted by poll. If you wish to appoint the Chairman of the Extraordinary General Meeting as your proxy to cast all your votes "For" or "Against" the SB Trust Deed Amendments Resolution and/or the Australian Asset Disposal Resolution, please indicate with a (✓) in the relevant space provided under "For" or "Against". If you wish to appoint the Chairman of the Extraordinary General Meeting as your proxy to abstain from voting on the SB Trust Deed Amendments Resolution and/or the Australian Asset Disposal Resolution, please indicate a (✓) in the relevant space provided under "Abstain". Alternatively, please indicate the number of votes as appropriate. In the absence of specific directions in respect of a specific resolution, the appointment of the Chairman of the Extraordinary General Meeting as proxy for that resolution will be treated as invalid.*

Dated this _____ day of _____ 2021

Total number of SB Units held

Signature(s) of SB Unitholder(s)/
Common seal of Corporate SB Unitholder

IMPORTANT: PLEASE READ THE NOTES TO THIS PROXY FORM A (EGM) ON THE NEXT PAGE

Notes to Proxy Form A (EGM):

1. Due to the current COVID-19 situation in Singapore, SB Unitholders and persons (including CPFIS Investors and SRS Investors) who hold SB Units through a relevant intermediary will not be able to attend the Extraordinary General Meeting in person. If a SB Unitholder (whether individual or corporate) wishes to exercise his/her/its voting rights at the Extraordinary General Meeting, he/she/it must appoint the Chairman of the Extraordinary General Meeting as his/her/its proxy to attend, speak and vote on his/her/its behalf at the Extraordinary General Meeting. This Proxy Form A (EGM) may be accessed at SB REIT's website at <https://soilbuildreit.listedcompany.com/misc/proxy-form.pdf> and on SGXNET.

Where a SB Unitholder (whether individual or corporate) appoints the Chairman of the Extraordinary General Meeting as his/her/its proxy, he/she/it must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the Proxy Form A (EGM), failing which the appointment of the Chairman of the Extraordinary General Meeting as proxy for that resolution will be treated as invalid.

2. This Proxy Form A (EGM) is not valid for use by persons (including CPFIS Investors and SRS Investors) holding SB Units through relevant intermediaries and shall be ineffective for all intents and purposes if used or purported to be used by them. If a CPFIS Investor or SRS Investor wishes to appoint the Chairman of the Extraordinary General Meeting as proxy, he/she should approach his/her respective CPF Agent Banks or SRS Agent Banks to submit his/her votes by 5.00 p.m. on Tuesday, 2 March 2021, being seven (7) Business Days before the date of the Extraordinary General Meeting. SB Unitholders holding SB Units through relevant intermediaries (other than CPFIS Investors and SRS Investors) and who wish to participate in the Extraordinary General Meeting should contact the relevant intermediary through which they hold such SB Units **as soon as possible** in order to make the necessary arrangements for them to participate in the Extraordinary General Meeting.
3. The Chairman of the Extraordinary General Meeting, as proxy, need not be a SB Unitholder.
4. A SB Unitholder should insert the total number of SB Units held. If the SB Unitholder has SB Units entered against the SB Unitholder's name in the Depository Register maintained by The Central Depository (Pte) Limited ("CDP"), that number of SB Units should be inserted. If the SB Unitholder has SB Units registered in the SB Unitholder's name in the Register of SB Unitholders, that number of SB Units should be inserted. If the SB Unitholder has SB Units entered against or registered in the SB Unitholder's name in both the Depository Register and the Register of SB Unitholders, the SB Unitholder should insert the aggregate number of SB Units. If no number of SB Units is inserted, this Proxy Form A (EGM) will be deemed to relate to all the SB Units held by the SB Unitholder.
5. This Proxy Form A (EGM) appointing the Chairman of the Extraordinary General Meeting as proxy must be submitted to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:
 - (a) if submitted electronically, be submitted via email to SBReit2021@boardroomlimited.com; or
 - (b) if submitted by post, be lodged at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 50 Raffles Place, #32-01, Singapore Land Tower, Singapore 048623,

in either case, no later than 2.00 p.m. on Tuesday, 9 March 2021, being **48 hours** before the time appointed for holding the Extraordinary General Meeting.

A SB Unitholder who wishes to submit this Proxy Form A (EGM) must first complete and sign this Proxy Form A (EGM), before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

Due to the current COVID-19 situation in Singapore and the related safe distancing measures which may make it difficult for SB Unitholders to submit completed proxy forms by post, SB Unitholders are strongly encouraged to submit completed proxy forms electronically via email.

6. This Proxy Form A (EGM) must be executed under the hand of the appointor or his/her attorney duly authorised in writing. Where this Proxy Form A (EGM) is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.
7. Where this Proxy Form A (EGM) is signed by an attorney on behalf of the appointor, the power of attorney or other authority (if any) under which it is signed or a notarially certified copy thereof must (failing previous registration with the SB Manager), if this Proxy Form A (EGM) is submitted by post, be lodged with this Proxy Form A (EGM), or if this Proxy Form A (EGM) is submitted electronically via email, be emailed with this Proxy Form A (EGM), failing which this Proxy Form A (EGM) may be treated as invalid.
8. Any alteration made to this Proxy Form A (EGM) should be initialled by the person who signs it.
9. Any reference to a time of day is made by reference to Singapore time.

General:

The SB Manager shall be entitled to reject any Proxy Form A (EGM) which is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on and/or attached to this Proxy Form A (EGM) (including any related attachment). In addition, in the case of SB Unitholders whose SB Units are entered against their names in the Depository Register, the SB Manager may reject any Proxy Form A (EGM) if the SB Unitholder, being the appointor, is not shown to have SB Units entered against the SB Unitholder's name in the Depository Register as at 48 hours before the time appointed for holding the Extraordinary General Meeting, as certified by CDP to the SB Manager.